016.A	0002	0012.1	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	536,800 /	536,800
					USE VALUE:	536,800 /	536,800
					ASSESSED:	536,800 /	536,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		LAKE ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	ZAYAS LUIS R VEGA	
Owner 2:		
Owner 3:		
Street 1:	138 LAKE ST UNIT 2	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	DOUGHERTY CYRA PERRY -
Owner 2:	-
Street 1:	138 LAKE ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	533,800	3,000		536,800
Total Card	0.000	533,800	3,000		536,800
Total Parcel	0.000	533,800	3,000		536,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.03 | /Parcel: 355.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

290234

GIS Ref

GIS Ref

Insp Date

06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 016.A-0002-0012.1

!15514!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	525,700	3000	.		528,700	528,700	Year End Roll	12/18/2019
2019	102	FV	474,900	3000	.		477,900	477,900	Year End Roll	1/3/2019
2018	102	FV	420,000	3000	.		423,000	423,000	Year End Roll	12/20/2017
2017	102	FV	319,000	3000	.		322,000	322,000	Year End Roll	1/3/2017
2016	102	FV	319,000	3000	.		322,000	322,000	Year End	1/4/2016
2015	102	FV	294,700	3000	.		297,700	297,700	Year End Roll	12/11/2014
2014	102	FV	281,300	3000	.		284,300	284,300	Year End Roll	12/16/2013
2013	102	FV	281,300	3000	.		284,300	284,300		12/13/2012

PRINT

Date	Time
12/11/20	05:13:30

LAST REV

Date	Time
06/07/18	17:01:45

danam

USER DEFINED

Prior Id # 1:	11418
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15514

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOUGHERTY CYRA	67323-278		5/26/2016		425,000	No	No		
HAHN CHRISTOPHE	49189-51		3/28/2007		370,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Measured	DGM	D Mann
3/6/2017	SQ Returned	MM	Mary M
12/4/2008	MLS	MM	Mary M
1/30/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7922													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.34444439
Const Adj.:	0.98990101
Adj $ / SQ:	392.606
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655746
Depreciation:	121969
Depreciated Total:	533777

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	388.68
Special Features:	0	Val/Su Net:	353.04
Final Total:	533800	Val/Su SzAd	353.04

SKETCH

UnSketched SubAreas:
GLA: 1512,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,512	392.610	593,620
Net Sketched Area:		1,512	Total:	593,620
Size Ad	1512	Gross Are	1512	FinArea 1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X19	A	AV	1930	29.62	T	40	102			3,000			3,000

More: N | Total Yard Items: 3,000 | Total Special Featues: | Total: 3,000

PARCEL ID

016.A-0002-0012.1

IMAGE

AssessPro Patriot Properties, Inc